



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 20-105082-LD

Project Name/Address: Brown Bear Car Wash, Gas Station & Convenience Store

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: May 7, 2020

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



DEVELOPMENT SERVICES DEPARTMENT
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SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Brown Bear Car Wash and Hungry Bear Market Convenience Store with Gas

2. Name of applicant: [\[help\]](#)
Car Wash Enterprises, Inc.

3. Address and phone number of applicant and contact person: [\[help\]](#)
Applicant: Joe Giuseffi, Car Wash Enterprises, Inc.
Address: 3977 Leary Way, Seattle, WA 98107

Project Contact: Nick Wecker, Senior Planner
Company: Barghausen Consulting Engineers, Inc.
Phone: (425) 251-6222
Address: 18215 72nd Avenue South, Kent, WA 98032

4. Date checklist prepared: [\[help\]](#)
August 14, 2019

5. Agency requesting checklist: [\[help\]](#)
City of Bellevue

Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Land Use Entitlements: February 2020
Construction Permits: June 2020
Construction: June 2020
Opening: January 2021

Land Use Entitlements likely to occur in 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Plans for future additions, expansions, or further activity beyond the initial proposal are not anticipated at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Listed below are documents directly related to the environmental review of the applicant's proposal. These documents will either be made available in conjunction with this submittal as a deferred submittal for this entitlement process, or subsequently made available during future permitting processes as required by City staff.

- Preliminary Site Plan
- Boundary and Topographic Survey
- Geotechnical Report
- Stormwater Report
- Temporary Erosion and Sedimentation Control Plan
- Traffic Impact Analysis

SEPA Checklist, CSWPPP, Traffic Impact Analysis, Stormwater Site Plan, Geotechnical Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
To the best of our knowledge, no other applications are pending for government approvals.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
A complete land development permitting process is anticipated; including, but not limited to, the following:

- Building Permits
 - Electrical, Mechanical, and Plumbing Permits
 - Clearing and Grading Permit
 - Sign Permits
 - Fire Permits
 - Right-Of-Way Permit
 - Utility Connection Permits
 - Underground Storage Tank Decommissioning and Installation Permits
 - Food Service Permits
 - Air Quality Permits
- Administrative Design Review & SEPA determination**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The project scope includes the construction of a 2,920-square-foot Brown Bear Car Wash with equipment room, a 1,800-square-foot convenience store, a 46- by 54-foot fueling canopy over four (4) multi-product dispensers, and a 27- by 20-foot Auto Sentry canopy for unattended, point-of-sale transactions. Additional site improvements include three (3) vacuum stations, street and sidewalk upgrades, landscaping, new curb cuts, freestanding and wall signage, and asphalt paving and striping. Installation of two (2) new underground storage tanks (USTs) will be included. The existing gas station will be demolished and the underground tanks will be removed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project site is located on the northwest intersection corner of 148th Avenue Northeast and Northeast 24th Street in Bellevue, Washington.

The site addressed is listed in King County Assessor is 2421 148th Avenue Northeast, Bellevue, WA 98007. The tax assessor number is 222505-9217.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
The steepest slope for finished grades will not exceed 10%.
The site is essentially flat, no slopes of greater than 5% exist on site at this time.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
According to the U.S. Department of Agriculture's Soil Survey, the site is comprised of Alderwood gravelly sandy loam (8 to 15 percent slopes).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
There are no known or observed surface indications of a history of unstable soils.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
The proposal includes the construction of a car wash, gas station, and convenience store for commercial use. The total impervious surface area is approximately 29,309 square feet with a total affected area of 39,125 square feet. Grading and excavation will occur for building and canopy footings, USTs, underground detention facility, reclamation tanks, water quality facilities, and source control facilities.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Erosion is a possibility during construction activity, but under this proposal erosion is primarily limited to grading, excavation, and fill activities. A Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and implemented throughout the construction phase, reducing potential for erosion on site.
Sedimentation & Temporary Erosion Control will be reviewed per BCC 23.76
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
The project site is anticipated to produce approximately 75 percent of impervious surface coverage upon project completion.
Impervious Surfaces on site shall not exceed 75% to meet LUC 20.25D.080
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Specific measures will be fully detailed in the TЕСP created for the project and will incorporate a series of best management practices (BMPs) designed to reduce the probability of erosion, control the dissemination of airborne particulates, and prevent sedimentation from being conveyed to both on-site and downstream drainage systems and onto adjacent properties and right-of-ways. Examples of BMPs often utilized include surface watering to control dust, drainage channels, silt control fencing, and sediment control ponds.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Airborne particulates (dust) along with vehicular exhaust from construction equipment are the most likely short-term sources of emissions during construction activity. The primary source of long-term emissions will be from vehicular exhaust as a byproduct of the operation for the Brown Bear car wash and gas station.

Air quality standards fall under the jurisdiction of the Washington State Department of Ecology

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
Off-site emissions will likely consist of vehicular exhaust deriving from the adjacent rights-of-way and vehicle-oriented uses surrounding the project site. However, the off-site sources of emissions are not anticipated to having an effect on the proposed project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction emissions will be further reduced through emission equipment in an effort to fully comply with Washington State emission standards. During the car wash process, aside from the vehicles utilizing the service, no source of emissions is anticipated.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
The Valley Creek is located approximately 1,400 feet to the west of the project site. The creek feeds into the Valley

Creek Drainage Basin.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
The project site does not conduct work over, in, or adjacent to (within 200 feet) of a surface water body.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
No fill or dredge material will be placed in or removed from any waters as a result of the proposed project.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
The project will not require the withdrawal or diversion of surface water.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
According to FEMA Flood Map No. 53033C0369F, the site is located in Zone X and is not within the 100-year floodplain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
The proposal does not involve any discharges to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
The project will not withdraw groundwater from a well for drinking water or other uses.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
No waste materials will be discharged into the ground from a septic tank. All waste materials will be collected and routed into the existing sanitary sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection

and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff will be generated from both impervious and pervious surfaces on site. The run-on from areas upstream of the site is minimal based on existing site topography. Stormwater runoff will be collected by a series of catch basins, routed through water quality treatment and an underground storage vault, and discharged to a regional infiltration facility.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
While the potential for waste materials to enter ground water is possible, the contractor will follow standard erosion control Best Management Practices for the construction of the project.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
The proposal aims to mimic the historic drainage patterns and conditions.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
Flow control structure to control surface runoff flow as it leaves the site. Water quality and source control facilities will be installed in accordance with the stormwater manual.

Project is subject to Utility Code BCC 24.06 and any required Utility permits

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☐evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☒grass
☒pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Perimeter landscaping
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
Existing vegetation along the perimeter and the interior site will be removed and replaced with trees, plantings, and ground cover to be specified on the landscape plan to be approved by

the City.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Trees and plantings native to the Pacific Northwest and/or specified on the City Code will be selected.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
To the best of our knowledge, there are no noxious weeds and/or invasive species known to be on or near the project site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☒hawk, ☐heron, ☐eagle, ☒songbirds, other: *Crows* **gulls, owls, woodpeckers, doves**
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Squirrel* **coyote, raccoon, chipmunk, rabbits, opossum,**
fish: ☐bass, ☒salmon, ☐trout, ☐herring, ☐shellfish, other: *C* **bats, and other small mammals such as voles,**
text. **In Lake Washington** **mice and shrews.**

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
To the best of our knowledge, there are no threatened or endangered species known to be on or near the site.
Endangered salmonid species are found in Lake Washington, adjacent stream drains to it.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
To the best of our knowledge, this site is not located on a migration route.
Migratory waterfowl and other birds utilize the Pacific Flyway for migration
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
There are no proposed measures to preserve or enhance wildlife at this time.
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
To the best of our knowledge, there are no invasive species known to be on or near the site.
New Zealand Mud Snails and insect species such as bronze birch borer & gypsy moths are present within the City of Bellevue

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electricity will be used to meet the operational needs of the site.
- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

The project proposes only single story buildings and would not impact the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The project will comply with all current energy code requirements during and after construction.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

No environmental health hazards are associated with the car wash or the convenience store. However, possible sources of environmental hazards from the previous gas station use may have included, incidental exposure to gasoline during refueling or previous fuel spills. The demoltion and decommissioning of the fuel facility will consider these hazards and perform the required testing to identify and mitigate the environmental hazard.

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

Possible sources of contamination may include incidental exposure to gasoline during refueling and previous fuel spills from the previous gas station use.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

The site has existing underground storage tanks from the previous fuel facility. The underground storage tanks will be decommissioned and removed as part of the project.

Washington State Department of Ecology may provide information about potential soil contamination on site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

The project will store and use chemicals in relation to the car washing process. The chemical include car washing soaps and waxes, which will be stored in a utility room with access granted only to employees. The project will also store gasoline in relation to the gas station.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services are anticipated for this project.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
Special equipment designed to minimize the impact of failure or damage through accidents, system protocols to establish and promote regular inspection and monitoring of facilities and equipment, plus electronic monitoring systems which provide continual oversight of car wash systems and equipment.

The car wash operator proposes to utilize environmentally friendly cleaning agents, and make use of a water reclamation system for re-use in the car wash activities

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

There are no types of noise that exist in the area which will affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site. [\[help\]](#)

On a short-term basis, noise associated with the construction of the fuel facility will vary as construction proceeds. On a long-term basis, traditional car wash noises (vehicle, dryers, washing devices, etc.) will remain consistent beyond construction.

Noise associated with construction and operation of the facility will be regulated by BCC 9.18

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Noise impacts associated with construction phase of the project will be limited in duration. To mitigate general noise impacts during the construction phases, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken. Construction hours will roughly be limited to the normal workday, 7:00 A.M. to 6:00 P.M.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Currently, the site consists of a vacant gas station use. Surrounding uses include a bank to the east, a mattress business to the south, a fast food use to the west, and a private school to the north.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

To the best of our knowledge, the project site has not been used for working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
The project will not affect or be affected by surrounding farm or forest lands.

c. Describe any structures on the site. [\[help\]](#)
Existing structures include a freestanding fuel canopy and an enclosed convenience store.

d. Will any structures be demolished? If so, what? [\[help\]](#)
The project will demolish all structures within the subject site.

e. What is the current zoning classification of the site? [\[help\]](#)
The site is zoned Bel-Red Commercial Residential.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)
The site is designated as Retail in the Bellevue Comprehensive Plan.

The purpose of the BelRed-CR Land Use District is to provide an area for a mix of housing, retail, office and services. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
There is no shoreline master program associated with the site.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
To the best of our knowledge, the site is not classified as a critical area.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Following project completion, the development will likely employ between 2-5 people. The project does not include residential units and no one will reside on the site.

j. Approximately how many people would the completed project displace? [\[help\]](#)
There are no existing residential units on site and no people would be displaced as a result of the project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
There are no proposed measures to avoid or reduce displaced people.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
The proposed use is permitted within the Bel-Red Commercial Residential zone and is subject to various levels of City-level review to ensure compatibility and compliance with applicable regulations and codes.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

There are no agricultural or forest lands within the vicinity of the project site. There are no proposed measures to ensure the project is compatible with agricultural or forest lands.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The project does not propose residential units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

There are no existing residential units at the project site.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

There are no identifiable impacts to housing, and no measures are required.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The tallest structure proposed is the car wash having a height of 31'3". The exterior materials include stone veneer, concrete walls with PVC panels, metal fascia, and metal roofing.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The project is designed to comply with applicable City setback and sight clearance requirements. No significant views of the immediate vicinity are expected to be altered or obstructed as a result of the project.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No aesthetic impacts have been identified, and no mitigation measures are required or proposed. The project will undergo a Design Review with the City's Planning Division and will be reviewed against applicable design guidelands and standards to reduce any aesthetic impacts that may otherwise occur.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The completed project will result in exterior lighting fixtures and vehicle headlines. The project will utilize

fixtures that help minimize the possibility of glare and spillover affecting adjacent properties.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No issues related to lighting have been identified as a safety hazard or visual obstruction.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

No off-site sources of light or glare will affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

*The project will be in conformance with the City's lighting standards. The lighting fixtures will likely be shielded or recessed, and will play a major role in reducing light and/or glare. **Project shall comply with Light and Glare requirements of LUC 20.20.522***

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are no parks or recreational areas in the immediate vicinity of the site. ~~The nearest~~

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The project will not displace any recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No mitigation measures are required or proposed.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

*There are no buildings or structures located on or near a site that is older than 45 years old. The existing structures were built in 1984. **Five structures in the vicinity are 45 years old or older. They are present on parcel numbers 262505-9196, 272505-9201, 206350-0010, 272505-9231 and 272505-9229***

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

To the best of our knowledge, there are no landmarks, features, or other evidence of Indian or historic uses and occupations.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of

archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

The methods used to determine the existence, or lack thereof, of any historical or cultural importance associated with the project site was studying historical maps and registries provided by King County and Washington State.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

To the best of our knowledge, there are no cultural or historical features associated with the project site. There are no proposed measures to avoid, minimize, or compensate changes to cultural or historical features.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The project site is bound by public rights-of-way along the east property line, 148th Avenue NE, and along the south property line, NE 24th Street. The project proposes full access to the existing streets along the east and south property line. The project includes a new right-in / right-out driveway from 148th Avenue NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
- The site is currently served by bus services. The nearest bus stop is 310 feet south of the site.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The existing site has no identifiable parking stalls. The proposed project results in 10 parking stalls with 6 stalls dedicated to vacuum servicing. The eight (8) vehicle fueling positions under the fueling canopy provide additional temporary parking spaces for customers utilizing the convenience store in addition to refueling their vehicle.

Parking shall meet the requirements of LUC 20.25D.120 and 20.20.590

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The City requires improvements to sidewalks and bicycle lanes along 148th Avenue NE. Improvement scope has yet to be confirmed at this time and will be reviewed by the City during Design Review.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The project is not in the immediate vicinity of water, rail, or air transportation, and will have no impacts.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Based upon the 10th Edition of the ITE Trip Generation Manual, the project is expected to result in only a nominal increase in the net number of average daily trips and PM Peak Hour Trips (>10 Trips). The removal of the existing gasoline service station with six (6) multi-product dispensers and 800 SF convenience store will largely offset any increase in trips for the proposed new improvements with considerations to shared internal trips between uses and the significant pass-by percentage that is typically captured for automotive service station uses and car washes.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

The project will not interfere with any surrounding working farmlands and/or forest land's transportation movements.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The project will not interfere with any surrounding working farmlands and/or forest land's transportation movements.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The project will not result in an increased need for public safety services such as police and fire protection beyond the typical service provided for a project of this scale.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No mitigation measures are required or proposed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other


All utilities are existing on site, except septic system.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

There are no mitigation measures proposed.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

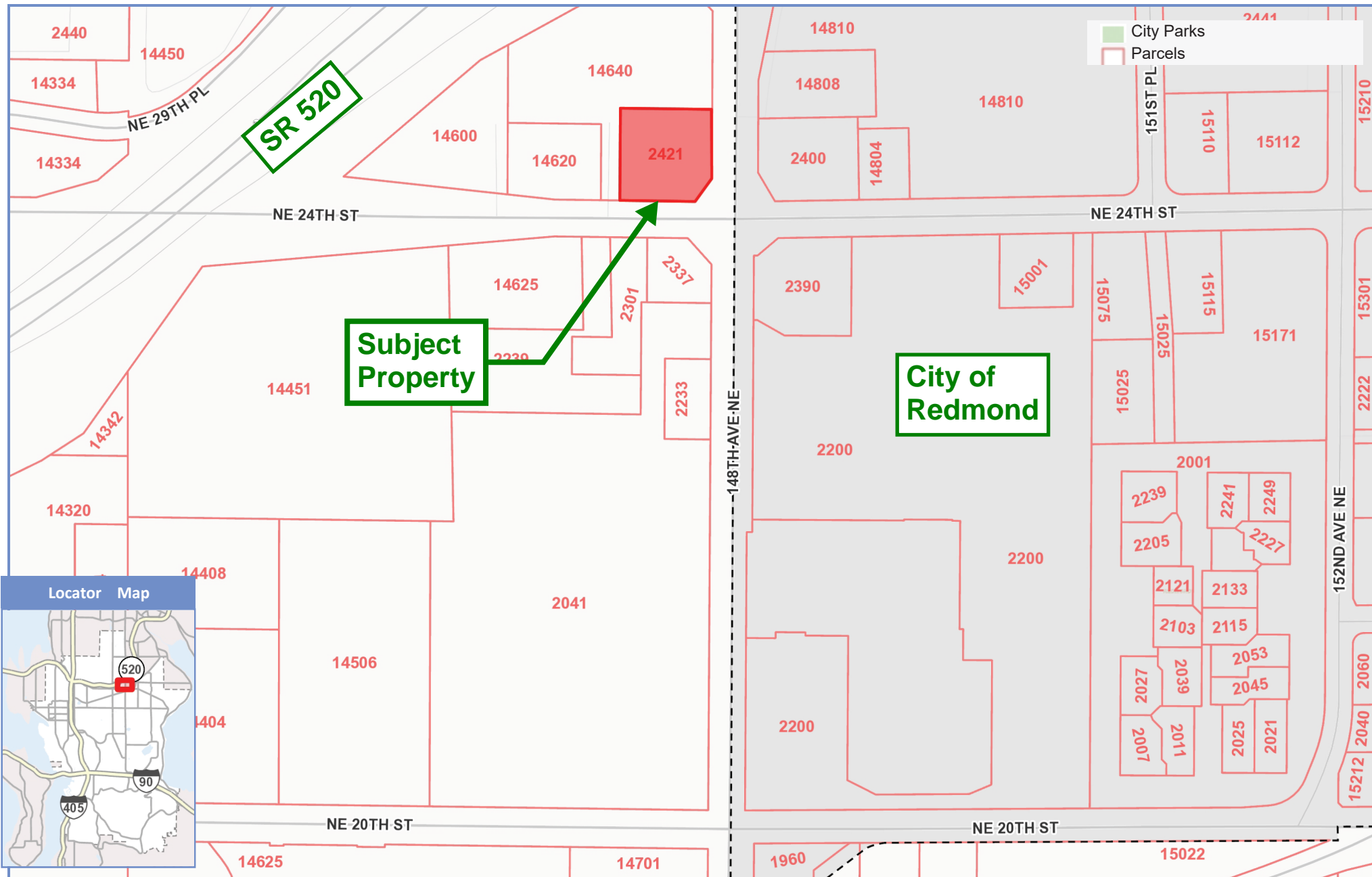
Signature: 

Name of signee: *Joe Giuseffi*

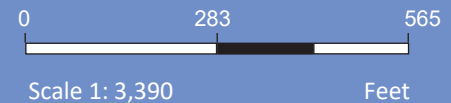
Position and Agency/Organization: *Car Wash Enterprises, LLC*

Date Submitted: *Click here to enter a date.*

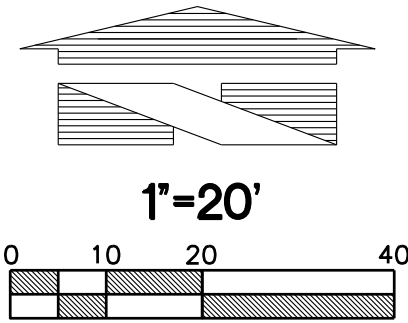
10-1-19.



20-105082-LD Brown Bear Car Wash 2421 148th Avenue NE



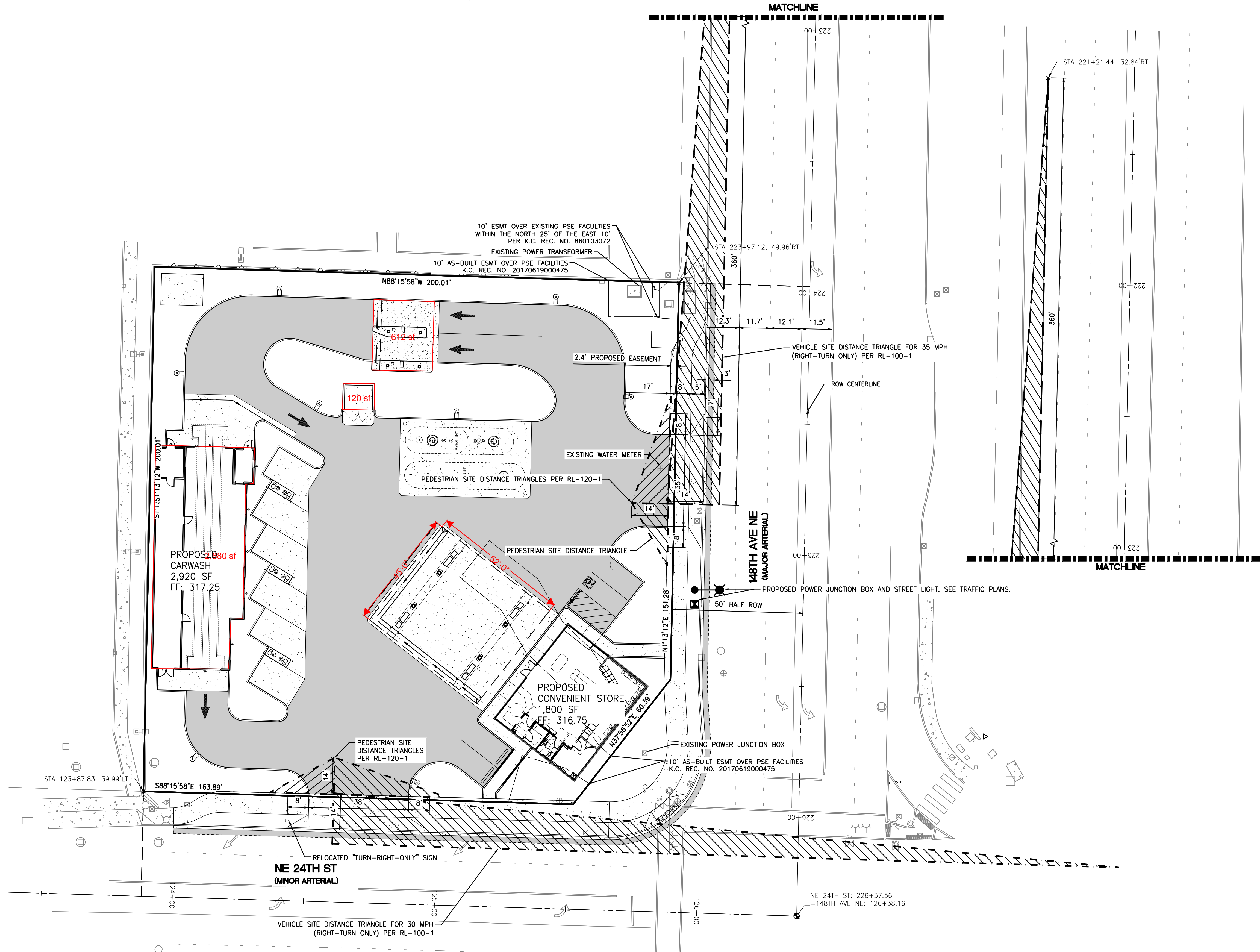
STOPPING SIGHT DISTANCE PLAN
FOR
BROWN BEAR CARWASH
SECTION 22, TOWNSHIP 25 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, STATE OF WASHINGTON



FRONTAGE IMPROVEMENTS
FRONTAGE IMPROVEMENTS INCLUDING DRIVEWAYS
AND RESTORATION WILL BE PER CITY OF
BELLEVUE TRANSPORTATION DESIGN STANDARDS

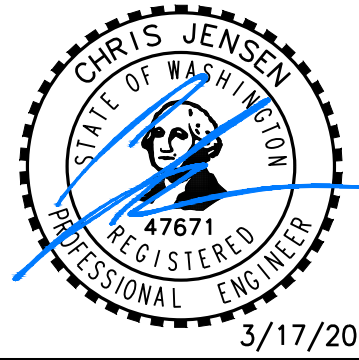
LEGEND:

PROPOSED	EXISTING
CURB AND GUTTER	CURB
PAINTED LANE	PAINT STRIPE
CONCRETE	CONCRETE
ASPHALT	CONTOUR
LANDSCAPE AREA	WATER
SAWCUT	STORM
CONTOUR	SANITARY
WATER	GAS
STORM	POWER
SANITARY	
POWER TRANSFORMER	
TYPE 1 CATCH BASIN	
TYPE 2 CATCH BASIN	
STORM CLEANOUT	
SANITARY SEWER CLEANOUT	



STOPPING SIGHT DISTANCE PLAN
BROWN BEAR CAR WASH
2421 - 148TH AVENUE NE
BELLEVUE, WASHINGTON

CAR WASH ENTERPRISES, INC.
3977 LEARY WAY NW
SEATTLE, WASHINGTON 98107



Scale:	Horizontal	Vertical
	1"=10'	N/A
Designed	Drawn	Checked
		Approved
Date		

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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